

Parking Requirements

STAFF RECOMMENDATIONS

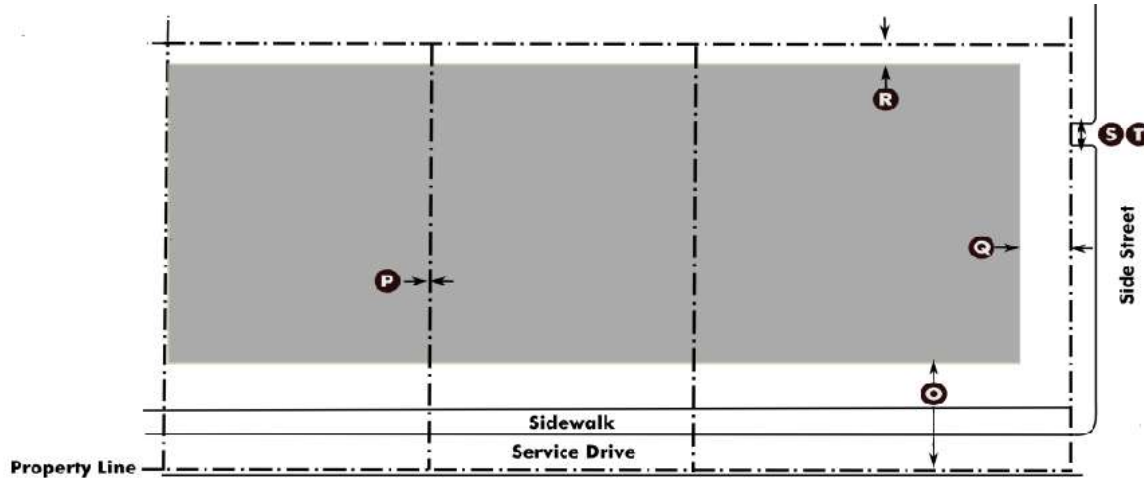
Minimum setbacks for surface and structured ¹ parking	FRONTAGE TYPE									
	North Pike Urban Corridor	North Pike Urban Center	North Pike Urban General	Middle Pike Urban Corridor	Middle Pike Urban General	South Pike Urban Corridor	South Pike Urban Core	South Pike Urban Center	South Pike Urban General	South Pike Urban Neighborhood
Street facing facades	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
Non-street fronting facades	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
NUMBER OF SPACES REQUIRED PER SETION 25.16.03.d ²										
MAXIMUM REDUCTION ALLOWED FROM THE REQUIREMENTS OF Section 25.16.03										
Non-residential uses	60%	60%	50%	60%	50%	60%	75%	60%	50%	50%
PARKING REQUIREMENT FOR ATTACHED AND MULTI-FAMILY RESIDENTIAL										
Residential, studio	0.5 per unit min.; 1.0 per unit max.									
Residential, 1 bedroom	1.0 per unit									
Residential, 2 or more bedrooms	1.0 per unit min.; 1.5 per unit max.									

¹No setback required for underground parking, which may be located up to the property line.

² The required number of spaces is subject to the maximums set forth in Section 25.16.03.f. Residential and non-residential parking that is less than the minimum or more than maximum standards shown above must be approved by the Approving Authority.

Draft Form Code Parking Setbacks

Urban Corridor



Key

--- Property Line

■ Parking Area

○ Front setback

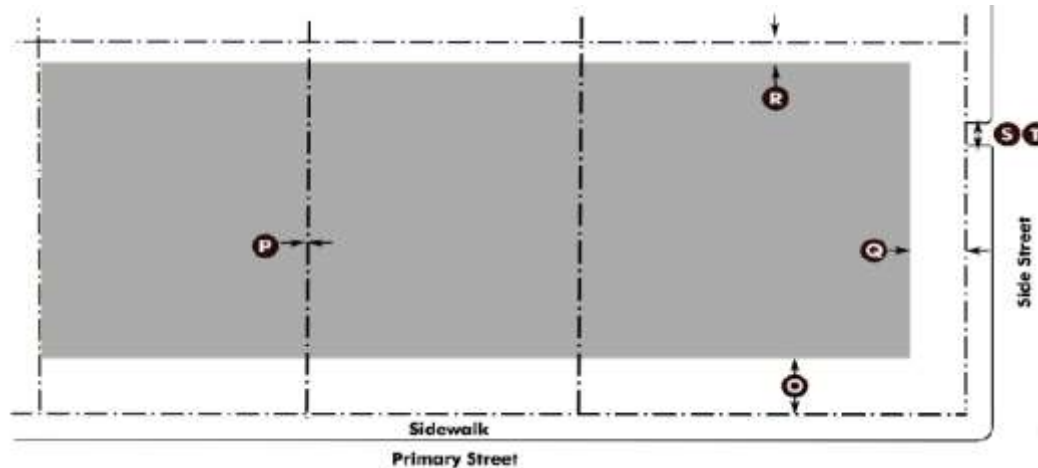
● P Interior side setback

● Q Street side setback

● R Rear setback

● S ● T Parking drive

Other frontages



Rockville Pike Draft Form Code

Parking Requirement Comparison Table

	Rockville Pike Draft Plan		Related Regulations														
Standard Category	District Form Code (Draft)	Staff Recommendation	City Zoning Ordinance	Montgomery County Zoning Ordinance											Other Local Examples ¹		
	Form Code Street Frontages (1)Corridor (2)Core (3)Center (4)General (5)Neighborhood		Mixed-Use Zones (MXTD, MXCD)	Standard Parking of Montgomery County Parking Requirements	Transit Mixed Use Zone (TMX) (Twinbrook Sector Plan)	Central Business Districts (CBD), Transit Oriented Mixed Use (TOMX) (Silver Spring, Wheaton) ²	Montgomery County Commercial Residential Zone (CR) (White Flint, Great Seneca Plans) <i>Minimum Requirements</i>								Arlington VA	Alexandria VA	
							CR Neighborhood (CRN)		CR Town (CRT)		CR						
							Up to ½ mile	Greater ½ mile	Up to ½ mile	Greater ½ mile	Up to ¼ mile	¼ to ½ mile	½ to 1 mile	Greater 1 mile			
Residential	.5 space/studio 1 space / 1 or more BR. (All frontages)	0.5 space min.; 1 space max. / studio. 1 space / 1 BR. 1 space / unit min; 1.5 space / unit max. for 2 or more BR	0.5 space / studio 1 space / 1 BR. 1.5 spaces / 2 or more BR	1 space / studio 1.25 spaces/1 BR 1.50 spaces / 2 BR 2 spaces / 3 or more BR	1 space / unit .5 space / MPDU or Workforce unit. 1.13 – 1.19 spaces/1 BR 1.35 – 1.43 spaces / 2 BR 1.8 – 1.9 spaces / 3BR	0.9 – 0.95 space / studio 1.13 – 1.19 spaces/1 BR 1.35 – 1.43 spaces / 2 BR 1.8 – 1.9 spaces / 3BR	0.8 space / studio 1 space / 1 BR 1.2 spaces / 2 BR 1.6 spaces / 3 or more BR	1 space / studio 1.25 spaces / 1 BR 1.50 spaces / 2 BR 2 spaces / 3 or more BR	0.7 space / studio 0.8 space / 1 BR 1.05 spaces / 2 BR 1.4 spaces / 3 or more BR	0.8 space / studio 1space/ 1 BR 1.2 spaces / 2 BR 1.6 spaces / 3 or more BR	0.6 space / studio 0.8 space/ 1 BR 0.9 space / 2 BR 1.2 spaces / 3 or more BR	0.7 space / studio 0.8 space / 1 BR 1.05 spaces / 2 BR 1.4 spaces / 3 or more BR	0.8 space / studio 1space/ 1 BR 1.2 spaces / 2 BR 1.6 spaces / 3 or more BR	0.9 space / studio 1.13 spaces/ 1 BR 1.35 spaces / 2 BR 1.8 spaces / 3 or more BR	1.12 spaces /high rise (standard) 1 space /high rise (TOD) 2 spaces / townhouse (TOD)	2 spaces/unit (standard) 1 space/unit in King Street Transit Parking District. 2 spaces / townhouse (TOD)	
Retail	(1) 1 space/600 sf. (2) 1 space/800 sf. (3) 1 space/500 sf. (4) 1 space/400 sf. (5) 1 space/500 sf. (Ground Floor)	Sec.25.16.03 of the City Zoning Ordinance is the max. Reduction of 50 % to 75% depending on street frontage	1 space / 200 sf.	1 space / 230 sf.	1 space / 230 sf. ⁸	1 space/170 sf.	1 space / 250 sf.	1 space / 250 sf.	1 space / 250 sf.	1 space / 250 sf.	1 space / 250 sf.	1 space / 250 sf.	1 space / 250 sf.	1 space / 250 sf.	1 space / 250 sf.	1 space /250 sf. on the 1 st floor +1 space/ 500 sf. elsewhere in the bldg	1 space/200 sf. or 1 space/192 sf. (standard) 1space/529 sf. TOD
Office	(1) 1 space /800sf (2) 1 space /800sf (3) 1 space /800sf (4) 1 space /800sf (5) 1 space /450sf (Upper Floors)	Sec.25.16.03 of the City Zoning Ordinance is max. Reduction of 50 % to 75% depending on street frontage	1 space/300 sf. 1 space/200 sf. (medical and dental office)	North Central Proximity to Metro Station: < 800': 1 space/385 sf. 800'-1600': 1 space/370 sf. >1600': 1 space/345 sf.	Proximity to Metro Station requirement: < 800': 1 space/526 sf. 800'-1600': 1 space/476 sf. >1600': 1 space/417 sf.	North Central City Proximity to Metro Station: < 800': 1 space/ 385 sf. 800'-1600': 1 space/370 sf. > 1600': 1 space/345 sf.	North Central City < 800': 1 space / 481 sf. 800'-1600': 1 space / 463 sf. >1600': 1 space / 431 sf.	North Central City 1 space/345 sf.	North Central City < 800': 1 space/641 sf. 800'-1600': 1 space/617 sf. >1600': 1 space/575 sf.	North Central City 1 space/481 sf.	North Central City < 800': 1 space/1725 sf. 800'-1600': 1 space/925 sf. > 1600': 1 space/863 sf.	North Central City 1 space/575 sf.	North Central City 1 space/431 sf.	1 space / 250-300 sf.(standard) 1 space/580 sf. (TOD)	1 space/250-300 sf. (standard) 1 space/580 sf. (TOD)		



Office Building – Rockville Pike and Edmonston Drive Intersection

Back of Edmonston Center



Parking Spaces – Minimum Required: 283, Provided: 291



Best Buy

VOB

Two story parking
Parking Spaces:
Required: 142
Provided: 236

Three story parking structure
Parking Spaces:
Minimum Required: 264
Provided: 381

Talbot Center



parking

Wintergreen Plaza



Parking Spaces:
Minimum Required: 606
Provided: 608

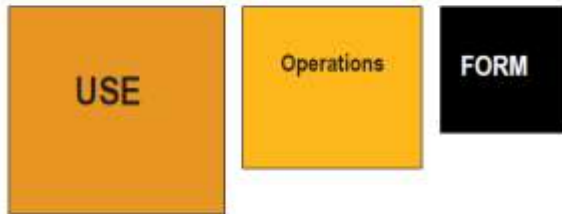
Parking

Mi Rancho Restaurant



Parking Spaces:
Minimum Required: 283
Provided: 291

Conventional Zoning



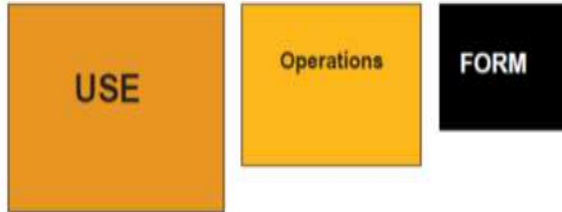
Focused on use

Conventional Regulations



- Density, FAR, setbacks, parking, & maximum building heights specified
- Performance Standards

Conventional Zoning



Focused on use

Conventional Regulations



Transitional (under 1989 Plan)

Conventional Zoning

USE

Operations

FORM

Focused on use



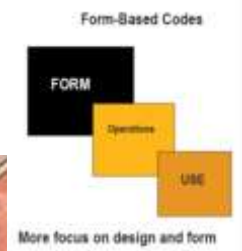
Rockville Pike

Conventional Regulations



Focused on use

Form Based Code



More focus on design and form

Form-Based Codes

Form Based Code

FORM

Operations

USE

More focus on design and form



- Street and building types
- build-to lines,
- floor-to-floor-heights,